

The Salisbury Planning Board held its regular meeting on Tuesday, October 8 , 2002, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Lou Manning, Fred Dula, Rodney Queen, Sandy Reitz, Sean Reid, Ken Mowery, Jeff Smith, Eldridge Williams, Brian Miller

ABSENT: Elaine Stiller, Len Clark, Jerry Wilkes

STAFF: Harold Poole, Patrick Kennerly, Hubert Furr, Dan Mikkelson, Janice Hartis, Tammy File

The meeting was called to order by Chairman Dula. The minutes of September 24, 2002, were approved as published.

### **ZONING MAP AMENDMENTS**

Z-18-02 Gray Stout, 200 block of East 15<sup>th</sup> Street

Location: Property on the south side of the 200 block of East 15<sup>th</sup> Street

Size: Approximately 17, 750 square feet

Existing Zoning: SFC Single Family Conservation

Proposed Zoning: B-1 Office Institutional

(a) Chairman Dula convened a courtesy hearing on Z-18-02.

Planner Patrick Kennerly explained that this area proposed for rezoning consists of one lot located at the dead-end of East 15<sup>th</sup> Street, adjacent to the railroad.

Those speaking in favor of the zoning change request:

Gray Stout, 5 Acorn Lane, Architect for the Crisis Council - helping them find a site and develop a new facility to house battered and rape victims, incorporate the offices of the counselors of these women, as well as the crisis counsel staff. This combination of the uses of this building would be most appropriate, according to Mr. Furr in B-1 zoning. Ideal location for this type of facility, being on edge of a neighborhood, within walking distance to a bus line on North Main Street, not right on major artery but easily accessible.

James H. Brower Jr., 202 E. 14<sup>th</sup> Street, has no problem with the zoning, but does have a concern about drainage on lot; his property is right next door and it floods.

Marvin Lindsey, 854 N. Craige St., Chairman of the Board of the Crisis Counsel; the rezoning would give the Crisis Counsel the chance to consolidate; the building would be residential in appearance.

Mark Perry, 131 W. Bank St., member of the board of the Family Crisis Counsel, type of home that has already been in use on North Main Street; not aware of any opposition.

Pat Sylvester, representing the Old North Salisbury Association and the residents that live in that neighborhood - present facility held a open house for the neighbors; house well kept; no sign out front; just another well kept house on the block; fits in with the families of the nearby houses; always been good neighbors; in favor of this rezoning.

Those speaking in opposition to the zoning change request: None

The chairman closed the courtesy hearing on this case.

(b) Board Discussion:

Sean Reid moved to approve the rezoning from SFC Single Family Conservation to B-1 Office Institutional . The motion was seconded by Rodney Queen with all members voting AYE.

### **GROUP DEVELOPMENTS**

G-14-02 Food Lion, LLC, 2110 Executive Drive

An application had been submitted for the construction of a 254 space parking addition at the existing offices located at 2100 Executive Drive. All landscaping requirements have been met. Technical Review Committee recommended to approve this as submitted. Rodney Queen moved to approve. The motion was seconded by Sand Reitz with all members voting AYE..

G-16-02 Salisbury Water Plant, 405 North Jackson Street

An application has been submitted by Jeff Jones, of Salisbury/Rowan Utilities, for the construction of a 16,456 square foot water treatment unit at 405 North Jackson Street. Technical Review Committee recommends using recessed or sliding gates at all driveway connections in an effort to prevent the streets from being blocked.

Jeff Smith moved to approve the site development plan as long as there are recessed or sliding gates. Rodney Queen seconded the motion with all members voting AYE.

### **Special Use Permit**

Joycelyn Moore, Pitty Pat Daycare, 530 D Ave.

A request has been submitted by Mrs. Moore Special Use Permit to operate a child daycare at her home as per Section 7.01 (5) (c). The daycare home will allow up to eight children and will be operated as a child daycare home in her residence. All zoning criteria have been met. Hubert Furr recommends approval as submitted. Brian Miller wanted to know if the notice was up for adjacent property owners about the Special Use Permit and Hubert said everyone within 100 feet was sent written notification.

Those speaking in favor of the Special Use Permit request:

Joycelyn Moore, 530 D. Ave., owner of the Daycare, said the outside appearance would stay the same, no signs, and kept clean and neat.

Gary Watkins, 1830 Sherwood St.; he is the neighbor whose property is directly across from where the proposed daycare would be and would be more affected than any house in the neighborhood. Mr. Watkins talked to Mr. Moore and was very satisfied with what he heard. They discussed number of children, signage or lack of, the playground location and fencing, traffic and parking because they would be right in front of his house. Mr. Watkins was impressed with Mr. Moore's attitude concerning the appearance of the neighborhood so he is very much in favor of the daycare.

Bryan Moore, 530 D. Ave., husband of Joycelyn Moore, had an opportunity to meet the neighbors and told them about the daycare and things they were planning on doing. They like the location and will keep up appearance of the property.

Board Discussion:

Sandy Reitz said it was good for neighbors to come forth and support a home business since there is such a need for daycare services in the community.

Ken Mowery agreed with Mrs. Reitz's comments and, unlike the previous special use permit requests, went out and talked to the neighbors beforehand and has the support of the neighborhood. He moved to recommend approving the special use permit. The motion was seconded by Rodney Queen with all members voting AYE.

### **Transportation Improvement Program (TIP)**

At the last Planning Board meeting, the Board received a recommendation from the Transportation Committee endorsing this year's TIP with 19 Funded Projects, 5 Unfunded Projects, and 4 Other City Transportation Efforts. City Engineer Dan Mikkelson indicated that four projects previously on the Unfunded List have been moved to the Funded List.

On a motion by Rodney Queen, seconded by Brian Miller, with all members voting AYE, the TIP was favorably recommended to City Council for approval.

There being no further business to come before the Board, the meeting was adjourned.

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Chairman

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Secretary